

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

24-10

Orleans

EAS.1310

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: EASTHAM

Place: (*neighborhood or village*):

Photograph



Address: 245 Ocean View Drive

Historic Name: Goddard House

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: ca. 1963, possibly ca. 1936

Source: Deed research, building form

Style/Form: No Style

Architect/Builder: Unknown

Exterior Material:

Foundation: Unknown

Wall/Trim: Wood shingles/ Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:

Shed behind (west of) the house

Major Alterations (*with dates*):

None on record

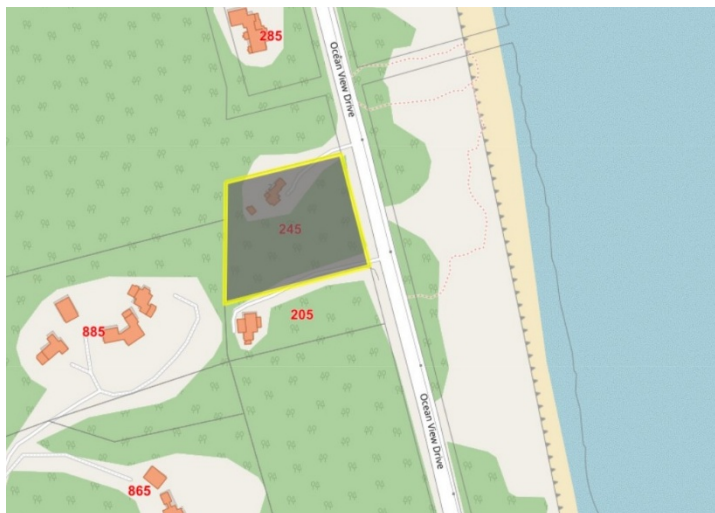
Condition: Good

Moved: no ☐ yes ☒ **Date:** Possibly, ca. 1963

Acreage: 1.03 acres

Setting: This parcel is set back from Ocean View Drive across the street from Coast Guard Beach. The surrounding area is settled with other houses on large parcels and CCNS land. An asphalt driveway leads up a slope to the house. The parcel is landscaped with lawn around the house but is otherwise left in a natural state. The house is oriented to the southeast to take advantage of views towards the ocean.

Locus Map



Recorded by: Eric Dray, Preservation Consultant, for

Organization: Eastham Historical Commission

Date (*month / year*): April 2025

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

245 OCEAN VIEW DRIVE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This modest cottage consists of three telescoping one-story blocks with very shallow gable roofs. The roof of the easternmost ell has a lean-to roof form. In front (south) of the westernmost block, the roof extends forward from the main block forming a screened porch with shingled half walls. The elevations of the cottage are clad in wood shingles with plain cornerboards. The roof is clad in asphalt shingles and has projecting eaves with exposed rafter tails typical of early-20th century cottage construction. Fenestration appears to include modern, thermal 6/6 double-hung sash.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Incorporated as Nauset Plantation in 1646, and changed to Eastham in 1651, Eastham territory originally extended south to Pleasant Bay and north beyond Wellfleet Harbor. The early development pattern for what we now know as Eastham was impacted by its absence of deep-water harbor facilities. Relatively fertile soil led to dispersed agricultural settlement, but residential and commercial development was concentrated to the north at Wellfleet Harbor and to the south at Town Cove and Pleasant Bay. When the separate towns of Wellfleet and Orleans were created in the late-18th century, Eastham became and remained one of the least populated towns on the Cape throughout the 19th century.

In the 19th century, Eastham was the agricultural center of the Outer Cape. Crops evolved over time; corn and dairy were surpassed in the early-20th century by asparagus and turnips - two crops well suited for the sandy soil. In 1900, 58% of Eastham's workers were employed as farmers, but by 1930 that number had dwindled to 21%. Summer resort development, including cottage colonies and subdivisions of former farmland that would transform Eastham, had begun in earnest in the 1920s as middle-class access to car ownership increased and Cape roads were improved.

This parcel was located within one of the 1873 subdivisions of the Eastham Land Company. Like many developers in Eastham, Eastham Land Company's efforts were probably stimulated by the arrival of the Old Colony Railroad in Eastham in 1870. The company laid out ten subdivisions east of the rail tracks in 1873 and 1874, and at least three of them were later developed at least in part, although not this one. While plans of all ten subdivisions are on file at the Barnstable County Registry, none of them refer to deeds that identify the founders of Eastham Land Company.¹ However, George H. Chapin, from Watertown MA, may have been involved with the Eastham Land Company. It was he who sold multiple Eastham Land Company lots in 1874 to the Pomeroy Company, Inc., a NY-based corporation.² No deeds have been discovered wherein the Eastham Land Company first sold these lots to Chapin.

It was not until 1949 that the Pomeroy Company, Inc. sold the land on which this house would be built. The parcel was identified as Lots 38 and 39 in Section 6 of a Plan of the Eastham Land Company.³ The parcel was sold to Florence A. Cole of Eastham. In 1963, Florence had married Anthony Metcalf and they were living in Gulf Breeze, FL when she sold this parcel to Georgia S., Kathleen, and Asa B. Goddard, all of Plainville, MA.⁴ Neither the 1949 nor 1963 deed reference buildings.

¹ This information derived from the MHC Building Form for 705 Doane Road (EAS.216).

² Barnstable County Registry of Deeds, Book 118/ Page 255.

³ Book 723/ Page 257.

⁴ Book 1203/ Page 163.

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The house has an Assessor date of 1936. The United States Geological Survey (USGS) began conducting Cape-wide aerial photographic surveys in 1938. There is no house in this location in the 1938 or 1952 aerial surveys. It was not until the next series in 1971 that a house appears to be shown. If the house dates to ca. 1936, then it would have been moved here, for which there is no corroborating evidence. However, as noted in the Architectural Description above, the house has the form of a cottage that could date to the 1930s. If it was not moved here, then it was built sometime after 1963 by the Goddard family.

BIBLIOGRAPHY and/or REFERENCES

1910 Map, *Atlas of Barnstable County*, Boston, MA: Walker Litho. & Publishing Co., 1910.

Barnstable County Registry of Deeds. Deeds, Land Court Records, and Subdivision Maps.

Barnstable Patriot Archives. Sturgis Library Digital Newspaper Archive,
<https://digital.olivesoftware.com/Olive/APA/Sturgis/#panel=home>.

Dunham's 1929 Eastham (Mass.) Street Directory.

Larson Fisher Associates. MHC Building Form 705 Doane Road, 2011.

Massachusetts Historical Commission. "Reconnaissance Survey Report: Eastham." Typescript, Massachusetts Historical Commission, Boston, 1984.

Town of Eastham Tax Commitment Books. 1902-57.

United States Geological Survey. Aerial Survey 1938-2020,
<https://www.capecodcommission.org/our-work/cape-cod-chronology-viewer/>.

www.ancestry.com - Vital records.



Figure 1. Assessor Sketch.



Photo 2. View looking northwest (2009 Assessor photo).